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## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2012-0019 (James Martin)

**Z.A.P. DATE:** March 20, 2012

**ADDRESS:** 10812 North FM 620 Road

**APPLICANT:** James Martin

**ZONING FROM:** SF-2

**TO:** GR

**AREA:** 0.711 acres (30,971 sq. ft.)

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**DEPARTMENT COMMENTS:**

The property in question is developed with a single-family residence. It is surrounded by commercial and office uses to the north (Bancer's Marine Boat Sales), to the south (Magnum Custom Trailers, Inc.), to the east (Qualtech Automotive Repair & Services, 620 Oaks Office Park), and west (Bancer's Marine Boat Sales). All of the surrounding uses are currently located in the County. The applicant is requesting GR, Community Commercial District, zoning for this tract of land to utilize the property for commercial uses.

The staff recommends GR-CO zoning at this location because the site under consideration meets the intent of the Community Commercial District as it will allow for office or other commercial uses that will serve neighborhood and community needs and that are generally is accessible from major traffic ways. This tract of land fronts onto and takes access to F.M. 620 Road, a major arterial roadway and it is located adjacent to existing commercial uses on all sides. The proposed zoning will permit the applicant to redevelop the property with office or commercial uses.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2	Single-Family Residence
<i>North</i>	County	Automotive Sales (Bancer's Marine Boat Sales)
<i>South</i>	County	General Retail Sales-General (Magnum Custom Trailers, Inc.)
<i>East</i>	County	Automotive Repair (Qualtech Automotive Repair & Services), Office, Day Care Services (620 Oaks Office Park: Travis County Farm Bureau, Offices, Little People's Academy)
<i>West</i>	County	Automotive Sales (Bancer's Marine Boat Sales)

**AREA STUDY:** N/A

**TIA:** Waived

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**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Monorail Project  
 Bull Creek Foundation  
 Homeless Neighborhood Association  
 League of Bicycling Voters  
 Leander ISD Population and Survey Analysts  
 Long Canyon Homeowners Association  
 Long Canyon Phase II & LLL Homeowners Association, Inc.  
 Sierra Club, Austin Regional Group  
 Super Duper Neighborhood Objectors and Appealers Organization  
 The Parke HOA  
 The Real Estate Council of Austin, Inc.  
 2222 Coalition of Neighborhood Associations  
 Volente Neighborhood Association

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0152 (M & S Project #2: 10601 North FM 620 Road)	LR-CO to CS-1	10/05/10: Approved the CS-1-CO zoning with the following conditions: 1) Limit the property to 2,000 vehicle trips per day per Ordinance No. 010125-14; 2) Prohibit Cocktail Lounge, Exterminating Services, Pawn Shop Services, Hotel-Motel, Indoor Sports and Recreation, and Auto Related Uses and 3) Limit the site to all other GR permitted uses (7-0); S. Baldrige-1 <sup>st</sup> , P. Seeger-2 <sup>nd</sup> .	10/28/10: Approved CS-1-CO zoning on consent on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0); Spelman-1 <sup>st</sup> , Morrison-2 <sup>nd</sup> .
C14-04-0207 (ECO Resources-620: 9511 N. RM 620 Road)	I-RR to Tract 1: P and Tract 2: GO	2/01/05: Approved staff's recommendation on consent for P-CO for Tract 1, GO-CO for Tract 2, with additional conditions to: 1) Prohibit access to Savannah Ridge Drive (other than for emergency vehicles), 2) Create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most property line that is adjacent to SF-2 zoning, Vote: (9-0); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	3/03/05: Approved P-CO for Tract 1, GO- CO for Tract 2, and RR-CO for Tract 3(7-0); all 3 readings

C14-04-0197	DR to CS* * Amended request to SF-3 on 1/03/05	3/29/05: Approved SF-2 zoning (9-0)	5/12/05: Approved SF-3 zoning (7-0); 1 <sup>st</sup> reading  6/23/05: Approved SF-3 zoning; 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0183 (Escalon at Canyon Creek Apartments: 9715 and 9901 R.M. 620 North)	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0)	1/27/05: Approved MF-2-CO (6-0, Dunkerley-absent); 1 <sup>st</sup> reading  3/03/05: Approved MF-2-CO on consent (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0137	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1 <sup>st</sup> reading  11/4/04: Approved MF-1-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0035	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)
C14-04-0003	I-RR, I-SF-2 to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-04-0002	I-SF-2, I-RR to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-02-0154	SF-2, DR to CS-CO	1/28/03: Approved W/LO-CO zoning with conditions of: • Limiting trips to 2,000 per day; • 50' vegetative buffer along the western property line; • 20' buffer along the southern property line; • Prohibit access on the western property line, with the exception of emergency access; • Only 2 access points on the southern property line; • Restrict semi-trucks, 3 axles or more to Windy Ridge entrance. Vote: (7-1, J.P.-Nay, J.D.-absent); K.J.-1 <sup>st</sup> , M. W.-2 <sup>nd</sup> .	3/20/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 1 <sup>st</sup> reading only  3/25/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 2 <sup>nd</sup> reading  1/27/05: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 3 <sup>rd</sup> reading
C14-00-2122	RR to CS-1-CO for Tract 1 and LR-CO for Tracts 2 & 3	9/12/00: Approved LR-CO zoning for Tracts 1, 2, & 3 with following conditions: 1) Limit vehicle trips to 2,000 per day for Tracts 1&2; 2) Limit vehicle trips to 3,223 per	10/12/00: Approved Planning Commission rec. of LR-CO, with conditions (7-0); 1 <sup>st</sup> reading

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		<p>day for Tract 3; 3) Property owner shall have a 10-foot setback with a vegetative buffer and hooded lights; 4) Garbage pickup shall be from 6-10 p.m.; 5) Construct an 8 foot fence (7-0, B.B. &amp; S.A.-absent); S.L.-1<sup>st</sup>, B.H.-2<sup>nd</sup>.</p>	<p>11/30/00: Approved LR-CO for Tracts 1&amp;2, and CS-1-CO for Tract 3, prohibiting cocktail lounge use (7-0); 2<sup>nd</sup> reading</p> <p>1/25/01: Approved LR-CO for Tracts 1&amp;2, and CS-1-CO for Tract 3, with the following conditions: 1) A 10-foot building setback along the east property line; 2) Limit vehicle trips to 2,000 per day for Tracts 1&amp;2; 3) Limit vehicle trips to 3,223 per day for Tract 3; 4) Prohibit the following uses on Tract 1: Adult Businesses, Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing, Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Business or Trade School, Business Support Services, Campground, Cocktail Lounge, Commercial Blood Plasma Center, Commercial Off-Street Parking, Communication Services, Construction Sales and Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, General Retail Sales, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Kennels, Laundry Services, Monument Retail Sales, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Research Services, Restaurant (General), Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Limited Warehousing and Distribution, Maintenance and Service Facilities (7-0); 3<sup>rd</sup> reading</p>
C14-99-2083	GO to MF-1	11/16/99: Approved staff rec. of MF-1 by consent (7-0)	12/16/99: Approved PC rec. of MF-1-CO (7-0); all 3 readings

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C14-99-0022	DR to SF-2	3/9/99: Approved staff rec. of SF-2 by consent (6-0)	4/8/99: Approved PC rec. of SF-2 (5-0); all 3 readings
C14-98-0050	LR, SF-6 to MF-2	5/26/98: Approved staff's alternate rec. of MF-2-CO (TR1), GO-CO (TR-2) by consent (8-0)	7/23/98: Approved MF-2 and GO (7-0); all 3 readings
C14-92-0058	SF-6 to NO, LR	9/1/92: Approved NO-CO	10/22/92: Approved NO-CO (6-0)

**RELATED CASES:** N/A

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
FM 620	150 ft.	2@27 ft.	Major Arterial	No	Yes	No

**CITY COUNCIL DATE:** April 26, 2012

**ACTION:**

**ORDINANCE READINGS:** 1st

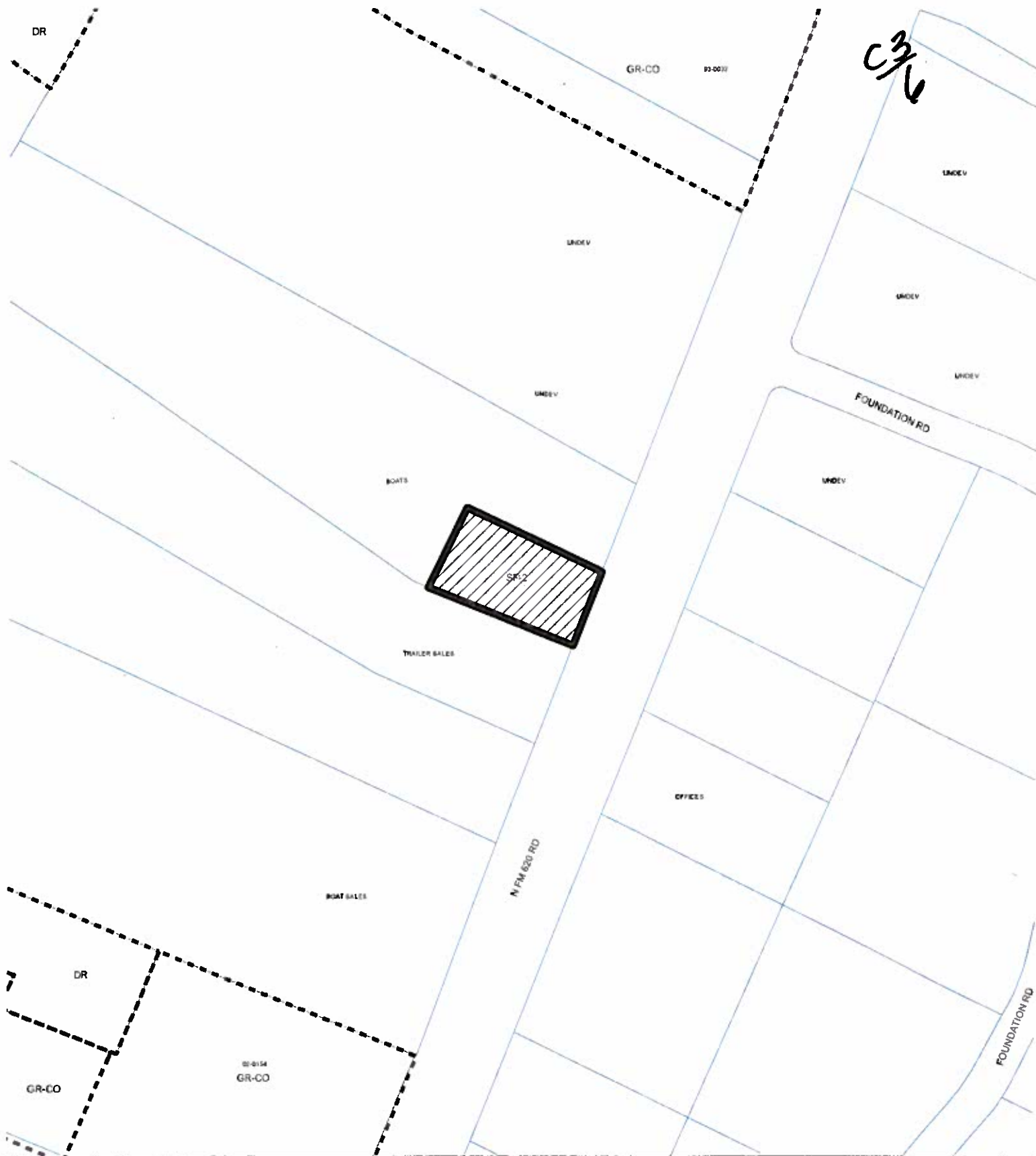
2<sup>nd</sup>

3<sup>rd</sup>


**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2012-0019

1"=200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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## STAFF RECOMMENDATION

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day.

## BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

This tract of land fronts and takes access to a North FM 620 Road, a major arterial roadway.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed rezoning will be compatible with surrounding land uses because the property is surrounded by commercial uses to the north (Bancer's Marine Boat Sales), to the south (Magnum Custom Trailers, Inc.), to the east (Qualtech Automotive Repair & Services, 620 Oaks Office Park), and west (Bancer's Marine Boat Sales).

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed GR-CO district zoning at this location will allow the applicant to develop commercial uses on the site to serve the public along a major arterial roadway within the city, North FM 620 Road.

## EXISTING CONDITIONS

### Site Characteristics

The site in question is currently developed with a single-family residence. It is surrounded by commercial and office uses to the north (Bancer's Marine Boat Sales), to the south (Magnum Custom Trailers, Inc.), to the east (Qualtech Automotive Repair & Services, 620 Oaks Office Park), and west (Bancer's Marine Boat Sales).

### Environmental

According to current maps this site lies in the Edwards Aquifer Recharge Zone. This site lies on or very close to the divide between the Lake Travis (Water Supply Rural) and the Bull Creek (Water Supply Suburban) Watersheds, both of which fall within the drinking water protection zone. A geological and / or topographical analysis of the site may be needed to determine the exact boundaries of the aforementioned watersheds.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other

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vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

According to flood plain maps, there is no flood plain within the project area.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

#### **Hill Country Roadway**

The site is located within 1,000 feet RM 620 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of 620. The site may be developed with the following maximum floor-to-area ratio (FAR):

<u>Slope</u>	<u>Maximum FAR</u>
0-15%	.25
15-25%	.10
25-35%	.05

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along 620. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of 620 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission

#### **Impervious Cover**

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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Following are the comments for each watershed classification:

Water Supply Rural

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

Water Supply Suburban

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Note: The most restrictive impervious cover limit applies.

Site Plan

This site is located within a Hill Country Roadway Corridor Overlay, and the site plan will, therefore, require review and approval by the Land Use Commission. For Hill Country site development regulations, refer to Sections 25-2-1104 to 25-2-1105, 25-2-1021, and Environmental Criteria Manual 2.7.0.

The site lies within a MODERATE Intensity Zone of the Hill Country Roadway Corridor. All non-residential development within this zone shall be subject to a maximum Floor-to-Area Ratio of 0.25 on 0-15% slopes, 0.10 on 15-25% slopes and 0.05 on 25-35% slopes, excluding parking structures and atriums. Refer to Section 25-2-1122(A).

The site is located within a Scenic Roadway Overlay as per LDC Section 25-10-6, and will be subject to those sign regulations.

Upon rezoning to GR, this site will be subject to Subchapter E: Design Standards and Mixed Use.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site

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stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Transportation**

No additional right-of-way is required at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day over the current land use [LDC, 25-6-117].

FM 620 is classified in the Bicycle Plan as Bike Route No. 401.

Capital Metro bus service (Route No. 122) is available along FM 620.

There are no existing sidewalks along FM 620.

#### **Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>ADT</b>
FM 620	Varies	2 @ 24'	Major Arterial (MAD4)	38,000

### **Water and Wastewater**

The landowner intends to serve the property with an individual well and on-site sewage facility. The landowner must obtain approval from Travis County for wells and on-site sewage facilities for any changes in property usage.